

## COUNCIL MEETING MINUTES – March 2, 2020

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on March 2, 2020 at 7:00 p.m. in the meeting room of the Township Hall, 2600 Bayshore Road, Villas, New Jersey.

The Clerk announced that the meeting was being held in compliance with the Open Public Meetings Act and that adequate notice of the meeting had been provided according to law.

The following members of Council were present for roll call taken by the Clerk:

Councilmember Thomas Conrad  
Councilmember Kevin Coombs  
Councilmember Roland Roy, Jr.  
Deputy Mayor David Perry  
Mayor Frank Sippel

Also present: James Ridgway, Township Manager, David Stefankiewicz, Township Solicitor and Karen Fournier, Deputy Township Clerk

### Work Session

2020 Budget Hearing – Manager Jim Ridgway, CFO Lauren Read

Manager Ridgway pointed out that no changes have been made since the introduction of the 2020 Budget; however CFO Lauren Read is present to answer any questions.

CFO Lauren Read reiterated the budget process and reminded that the state aid numbers have not been certified yet; therefore we cannot adopt the budget at this time.

Public Hearing - Pre-Qualification Regulations in connection with the Judge Nathaniel Foster House located at 1649 Bayshore Road

The Public Hearing was called to order by Mayor Frank Sippel at 7:03 p.m. Mayor Sippel called for Council Comments - Councilman Thomas Conrad, Council Ward 1, explained that this public hearing is regarding the Pre-Qualifications for the Judge Nathaniel Foster House located at 1649 Bayshore Road, Villas, NJ. Councilman Conrad stated this was one of the first houses to be built in the Villas, built in 1729. Councilman Conrad acknowledged the Lower Township Historical Preservation Commission for their work on not only this property, but all the historical properties in the Township.

Mayor Sippel also thanked the Commission for all their work on this project.

Mayor Sippel opened the floor for public comments - no one wished to speak.

The Public Hearing was closed at 7:06 p.m.

Municipal Utilities Authority Presentation – Mike Chapman, Executive Director

Brian O'Connor, Chairman of LTMUA, explained the LTMUA sewer expansion project.

Mike Chapman, Executive Director of LTMUA, gave a power point presentation, expounding on the LTMUA Capital Projects.

Manager Ridgway commented in favor of the Township's shared services with the LTMUA.

Mr. Chapman fielded questions from Manager Ridgway regarding project timelines

Councilmember Conrad pointed out the zero rate increase and thanked Mr. Chapman and Mr. O'Connor for their great efforts.

Mayor Sippel complimented the LTMUA on their services and thanked Mr. Chapman and Mr. O'Connor for the presentation.

Deputy Mayor Perry voiced appreciation to Mr. Chapman and Mr. O'Connor and complimented their work.

Councilmember Conrad reminded of the LTMUA meeting times.

Councilmember Roy thanked the LTMUA for their time and effort in educating the public.

Pary Tell, 397 Corson Lane, inquired about archeological findings on Breakwater Road.

Mr. Chapman informed that no artifacts were discovered.

Mike Rosenberg, Villas, inquired about connection permits.

Mr. Chapman explained the CAFRA permit requirements.

Cathy Sauerzorf, 505 Shunpike Road, voiced concern about mandatory connection fees.

Mr. Chapman explained the code requirements and financial assistance programs available.  
 Rudy VonColin, Erma, commented about the previous administration at the LTMUA.

**Consent Agenda**

Approval of Minutes/ Closed Session Minutes – February 19, 2020

- Res. #2020-94 Payment of Vouchers \$ 489,247.98
- Res. #2020-95 Authorization to Cancel General Ledger Balances (\$725)
- Res. #2020-96 A Resolution Authorizing the Sale of Personal Property Not Needed For Public Use by Private Sale
- Res. #2020-97 Authorization for Waiver of Fees for Historic Cold Spring Village (construction of pole barn)
- Res. #2020-98 Issuance of Ice Cream Peddling and Ice Cream Salesman License for the Year 2020 (A & T Ice)
- Res. #2020-99 A Resolution Awarding Nine (9) Concerts to be Held at the DRBA Ferry Terminal to: Media Five LTD, Frank Kielb, Stellar Mojo, Legacy Band and Adoleo Inc (\$17,875.)
- Res. #2020-100 A Resolution Accepting the Redevelopment Study Prepared by the Lower Township Planning Board Pertaining to a Portion of the Cape May County Airport (Block 410.01, Part of Lot 36)  
 and  
 Designating Same to be an "Area In Need of Redevelopment" Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq
- Res. #2020-101 Approval of Change Order #1 to Resolution #2019-163; for Professional Services for Pre-Qualifications/Bidding and Construction Phase to Michael Calafati Architect, LLC for the Judge Nathaniel Foster House (\$16,367.)
- Res. #2020-102 A Resolution Adopting Bidder Pre-Qualification Regulations in Connection with Improvements to the Judge Nathaniel Foster House Located at 1649 Bayshore Road, Villas, New Jersey 08251
- Res. #2020-103 Approval of Change Order #1 to Charles Marandino, LLC for the Schellengers Landing Safety Improvements and Identification Program for Additional Concrete (\$9,486.)
- Res. #2020-104 Approval for Bus Stop to be Located on Hornet Road

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD	X		X				
COOMBS			X				
ROY			X				
PERRY		X	X				
SIPPEL			X				

**Regular Agenda**

- Res. #2020-105 Approval of an Alcoholic Beverage Control Plenary Retail Consumption License – Person to Person Transfer – License #0505-33-011-005, From Five P's Inc to Spyglass of Cape May, LLC

**MOTION TO TABLE**

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD			X				
COOMBS			X				
ROY		X	X				
PERRY			X				
SIPPEL	X		X				

**Manager's Report**

Manager Ridgway gave Council an update on the beach access improvements, the outfall pipes at Washington Avenue, and the housing market appreciation.

**Engineer's Report - Marc DeBlasio**

Marc DeBlasio gave Council an update on the 2019 Road Program- Phases 1 & 2, being handled by DeBlasio & Associates Engineers.  
 Manager Ridgway thanked Mr. DeBlasio for the presentation and commented on the Capital Budget.

**Administrative Reports**

Treasurer

**Council Comments**

Councilmember Conrad commended the Public Works Department for their work on beach access improvements and infrastructure improvements.

Councilmember Coombs thanked DeBlasio & Associates and the LTMUA for their informative presentations.

Councilmember Roy – no comments

Deputy Mayor Perry commented on the beach paths and gave a brief update on the Roseann Avenue project.

Mayor Sippel announced the NJ Run for the Fallen benefit, he informed how to report a pothole on the Township website, commented on the beach access improvements, and anticipates future public information briefings.

**Call to the Public**

No comments

**Closed Session**

Res. #2020-106

Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12.

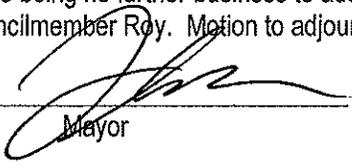
Personnel

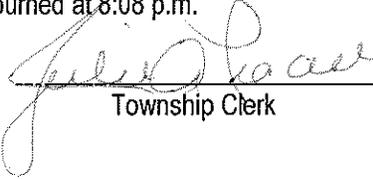
**NO MOTION TO MOVE FORWARD**

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD							
COOMBS							
ROY							
PERRY							
SIPPEL							

**Adjournment**

There being no further business to address, motion to adjourn moved by Councilmember Conrad, seconded by Councilmember Roy. Motion to adjourn was unanimous. Meeting adjourned at 8:08 p.m.

  
 Mayor

  
 Township Clerk

Approved: *March 16, 2020*